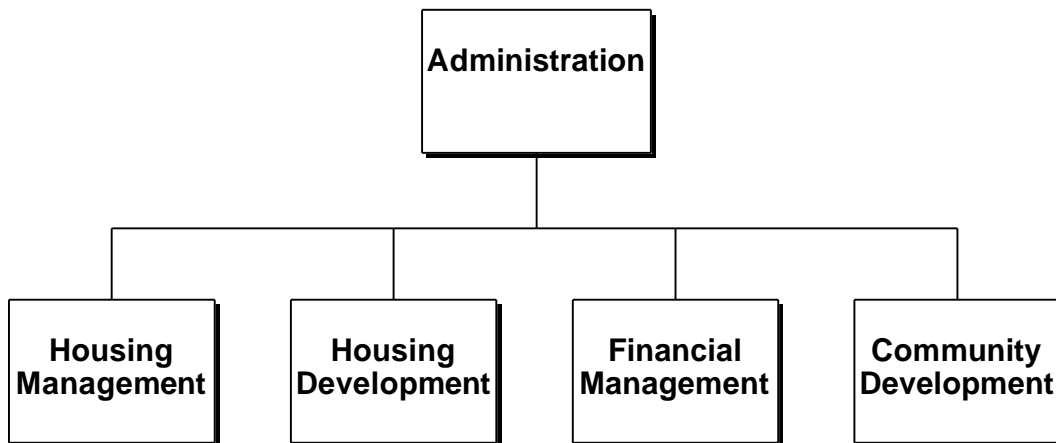


**DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT
FUND 940, FCRHA GENERAL OPERATING**



FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

Agency Position Summary

28 Regular Positions / 28.0 Regular Staff Years

Position Detail Information

ADMINISTRATION

1 Housing/Community Developer II
1 Programmer Analyst II
1 Information Officer III
1 Information Officer I
1 Administrative Assistant
1 Administrative Aide
6 Positions
6.0 Staff Years

HOUSING DEVELOPMENT

2 Housing/Community Developers IV
4 Housing/Community Developers III
3 Housing/Community Developers II
9 Positions
9.0 Staff Years

HOUSING MANAGEMENT

1 Housing Services Specialist III
1 Housing Services Specialist II
2 Positions
2.0 Staff Years

FINANCIAL MANAGEMENT

2 Accountants III
1 Accountant II
1 Account Clerk II
1 Accounting Technician
5 Positions
5.0 Staff Years

COMMUNITY DEVELOPMENT

1 Housing/Community Developer IV
3 Housing/Community Developers II
1 Management Analyst III
1 Administrative Aide
6 Positions
6.0 Staff Years

FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

Agency Mission

Consistent with all Housing programs, the goals of this program are to facilitate the development, conservation, and rehabilitation of housing for the County's residents.

Agency Summary					
Category	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Authorized Positions/Staff Years					
Regular	28/ 28	28/ 28	28/ 28	28/ 28	28/ 28
Expenditures:					
Personnel Services	\$1,177,454	\$1,611,937	\$1,611,937	\$1,687,223	\$1,704,095
Operating Expenses	755,917	842,359	866,686	842,868	\$842,868
Capital Equipment	13,180	26,331	18,969	10,000	10,000
Total Expenditures	\$1,946,551	\$2,480,627	\$2,497,592	\$2,540,091	\$2,556,963

Summary by Cost Center					
Category	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Administration	\$832,396	\$1,238,856	\$1,255,821	\$1,206,629	\$1,210,160
Housing Development	\$551,085	\$564,800	\$564,800	\$647,260	\$653,735
Housing Management	114,991	90,273	90,273	109,397	110,493
Financial Management	185,516	204,015	204,015	183,678	185,516
Community Development	262,563	382,683	382,683	393,127	397,059
Total Expenditures	\$1,946,551	\$2,480,627	\$2,497,592	\$2,540,091	\$2,556,963

Board of Supervisors' Adjustments

The following funding adjustments reflect all changes to the FY 2002 Advertised Budget Plan, as approved by the Board of Supervisors on April 30, 2001:

- The 1.0 percent cost-of-living adjustment approved by the Board of Supervisors, and previously held in reserve, has been spread to County agencies and funds. This action results in an increase of \$16,872.

The following funding adjustments reflect all approved changes to the FY 2001 Revised Budget Plan from January 1, 2001 through April 23, 2001. Included are all adjustments made as part of the FY 2001 Third Quarter Review:

- The Board of Supervisors made no adjustments to this fund.

FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

County Executive Proposed FY 2002 Advertised Budget Plan

Purpose

The purpose of the Fairfax County Redevelopment and Housing Authority (FCRHA) General Operating Fund is to support 28 positions and associated operating costs in the Department of Housing and Community Development (DHCD), which are not covered by other program funding, as well as to account for real estate owned by the FCRHA which is not reflected in one of the other FCRHA funds.

Staff members operating the FCRHA Home Improvement Loan Program are supported by revenues from that program. The staff performing real estate development and financing activities are supported by the financing and development fees generated by these activities. However, the DHCD is transitioning from a sole emphasis on housing development to broaden the scope of activity to include revitalization and redevelopment activities. During this transition phase, funding from Fund 340, Housing Assistance Program, will be directed to Fund 940 for positions supporting revitalization and redevelopment activities.

In addition to the funding provided by the Home Improvement Loan Program, and financing and development fees, FCRHA will continue to make available tax-exempt financing. This financing will be used for the Agency's own development as well as for the development or preservation of multi-family housing, which qualifies for this source of funding. However, because many types of projects must compete for an allocation of tax-exempt bond authority from the limited pool of such authority available in the State, the number of FCRHA bond issues in any year is limited and will vary significantly from year to year. Under this financing mechanism, a percentage of the units in a housing development must meet lower income occupancy requirements. Since 1986, there have been two alternate standards for meeting these requirements. Either 20 percent of the units must be occupied by households with incomes at 50 percent or less of the Washington D.C./Baltimore Metropolitan Statistical Area (MSA) median income (adjusted for household size), or 40 percent of the units must be occupied by households with 60 percent or less of the MSA median income.

The FCRHA will also utilize its financing powers to support revitalization activities in the designated Revitalization Districts in the County. In addition to work on new developments and revitalization, the FCRHA will continue to monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

FY 2002 Initiatives

- ◆ Continue to make available tax-exempt financing for its own development as well as private developers for the development or preservation of multi-family housing which qualifies for this source of funding.
- ◆ Support revitalization activities in the designated Revitalization Districts in the County.
- ◆ Monitor existing tax-exempt financed multi-family housing projects to assure continuing developer compliance with program guidelines.

FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

Funding Adjustments

The following funding adjustments from the FY 2001 Revised Budget Plan are necessary to support the FY 2002 program:

- ◆ A net increase of \$75,286 in Personnel Services primarily due to the current salary grade of existing positions and associated fringe benefit requirements.
- ◆ A net decrease of \$14,326 in Operating Expenses primarily due to a decrease in computer software purchases as well as to a decrease in technical and non-technical computer training partially offset by increases in miscellaneous operating expenses.
- ◆ Funding of \$10,000 is included for Capital Equipment for the replacement of the existing disk drive for the FCRHA computer systems.

The following funding adjustments reflect all approved changes in the FY 2001 Revised Budget Plan since passage of the FY 2001 Adopted Budget Plan. Included are all adjustments made as part of the FY 2000 Carryover Review and all other approved changes through December 31, 2000:

- ◆ At the FY 2000 Carryover Review, the Board of Supervisors approved an increase of \$16,965 due to encumbered carryover primarily for the final payment on an accounting service contract and two items of office equipment needed due to increased storage requirements for FCRHA programs.

FUND 940

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY GENERAL OPERATING

FUND STATEMENT

Fund Type H94, FCRHA General Revenue

Fund 940, FCRHA General Operating

	FY 2000 Actual	FY 2001 Adopted Budget Plan	FY 2001 Revised Budget Plan	FY 2002 Advertised Budget Plan	FY 2002 Adopted Budget Plan
Beginning Balance	\$6,352,943	\$6,132,144	\$6,355,647	\$6,414,821	\$6,414,821
Revenue:					
Investment Income	\$247,255	\$189,188	\$189,188	\$209,529	\$209,529
Financing Fees	58,162	43,200	43,200	43,200	43,200
Monitoring/Developing Fees	402,147	1,283,913	1,283,913	1,295,427	1,295,427
Rental Income	57,636	58,631	58,631	59,646	59,646
Program Income	280,018	399,140	399,140	371,335	371,335
Other Income	904,037	582,694	582,694	588,909	588,909
Total Revenue	\$1,949,255	\$2,556,766	\$2,556,766	\$2,568,046	\$2,568,046
Total Available	\$8,302,198	\$8,688,910	\$8,912,413	\$8,982,867	\$8,982,867
Expenditures:					
Personnel Services	\$1,177,454	\$1,611,937	\$1,611,937	\$1,687,223	\$1,704,095
Operating Expenses	755,917	842,359	866,686	842,868	842,868
Capital Equipment	13,180	26,331	18,969	10,000	10,000
Subtotal Expenditures	\$1,946,551	\$2,480,627	\$2,497,592	\$2,540,091	\$2,556,963
COLA Reserve	0	0	0	16,872	0
Total Expenditures	\$1,946,551	\$2,480,627	\$2,497,592	\$2,556,963	\$2,556,963
Total Disbursements	\$1,946,551	\$2,480,627	\$2,497,592	\$2,556,963	\$2,556,963
Ending Balance	\$6,355,647	\$6,208,283	\$6,414,821	\$6,425,904	\$6,425,904
Debt Service Reserve on					
One University Plaza	67,868	67,868	67,868	67,868	67,868
Cash with Fiscal Agent	3,445,009	3,733,214	3,733,214	3,445,009	3,445,009
Unreserved Ending Balance	\$2,842,770	\$2,407,201	\$2,613,739	\$2,913,027	\$2,913,027